File No. 250900422

# WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Michael D Zimmerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

Mandy K Baird
Notary Public

MY COMMISSION EXPIRES: 7/29/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/29/05 10:21 2 pgs
Fees:13.00 Taxes:379.25
20050929-0116968

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott C. McAneny | Guaranty Trust Company | 096-10-0-146.00 |
| (NAME) | (NAME) | |
| 2841 Emery Drive | 316 Robert Rose Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Murfreesboro, Tennessee 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael D. Zimmerman, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott C. McAneny and wife, Lindsey McAneny**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 341, on the Plan of Clover Hill, Section No. VI, as shown by plat appearing of record in Plat Book 2133, Page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael D. Zimmerman, unmarried by Warranty Deed dated October 31, 1995 of record in Book 9852, Page 903, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2145, Page 262 and Book 2273, Page 88; Sanitary Sewer, Storm Drainage, Water Main and Appurtenance of record in Book 6297, Page 7; all matters shown on the plan of record in Plat Book 2133, Page 89; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2841 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of September, 2005.

Michael D Zimmerman
Michael D. Zimmerman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Zimmerman, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office this 23rd day of September, 2005.

Commission expires:

Notary Public

**File Number: 250900422**

**RETURN TO:**

Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

